NE DIV: LOTS 20, 21 & 22 BLOCK 6
S/D.

ROSSIN FELICIA I
567 NW ROSSIN CT
LAKE CITY, FL 32055

2027

00-00-00-10755-000

BUILDING CHARACTERISTICS

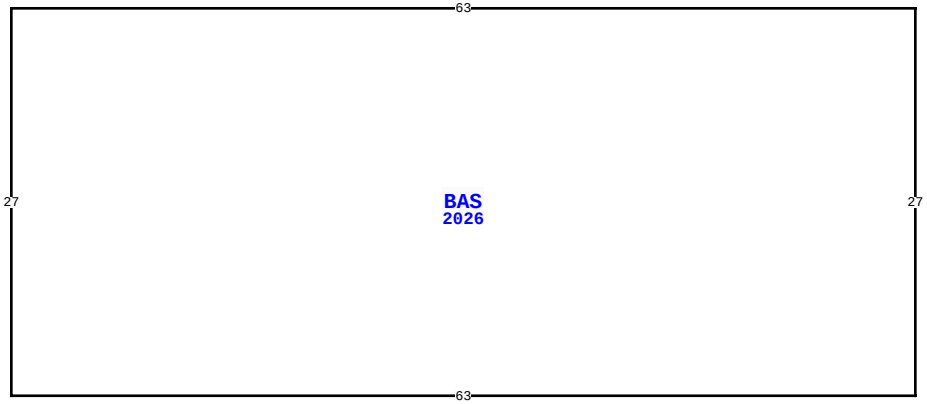
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	810317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,701	100	2026	1,701	82,123
TOTALS	1,701			1,701	82,123

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,701	109.7250	87.78	149,314	2000	2000	0	0	0	45.00	55.00

1 MANUF 1 0% - 2026 Heated Area: 1701 HX Base Yr



703 NE PATTERSON AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2026	2025		100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	82,123
TOTAL MARKET OB/XF VALUE	1,200
TOTAL LAND VALUE - MARKET	3,000
TOTAL MARKET VALUE	86,323
SOH/AGL Deduction	0
ASSESSED VALUE	86,323
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	86,323
TOTAL JUST VALUE	86,323
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	87,352

PERMIT NUM	DESCRIPTION	AMT	ISSUED
893	DEMOLISH	0	06/24/2008
00000152			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1533/1004	2/14/2025	WD	U	V	11	100
GRANTOR: ROSSIN CLARENCE						
GRANTEE: ROSSIN FELICIA I						
1517/2692	6/26/2024	TD	U	V	18	4,100
GRANTOR: CLERK OF COURT						
GRANTEE: ROSSIN CLARENCE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=18,12] E63 S27 W63 N27 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,200

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	0		*RSF	-360.00	100.00	6,000.00	SF		1.00	1.00	1.00	0.50	0.50	3,000							

REVIEW DATE 12/18/2025 BY JB Total Acres: 0.14 Total Land Value: 3,000 Market: 0 Agricultural: 0 Common: 3,000 PRINTED 11/17/2026 BY SYS